



OFFICE SPACE FOR LEASE

HARRELL SQUARE

2000 SAM RITTENBERG BLVD, CHARLESTON SC 29407

CONVENIENTLY
LOCATED IN
WEST ASHLEY

QUICK ACCESS TO
DOWNTOWN AND
NORTH CHARLESTON

ONSITE FOOD AND
PROFESSIONAL
SERVICES

SCHEDULE A TOUR TODAY

BOB CALDWELL, SIOR BOB@CALDWELLCOMMERCIAL.COM

843.566.1888 | CALDWELLCOMMERCIAL.COM

PROPERTY OVERVIEW

AVAILABLE SUITE

SUITE 116: 2,315 SF

LOT SIZE

2.88 ACRES

BUILDING SIZE

53,715 SF

YEAR RENOVATED

2004

YEAR BUILT

1985

TRAFFIC COUNT

27,700

MARKET

CHARLESTON

SUBMARKET

11 - WEST ASHLEY INSIDE
1-526 TO ASHLEY RIVER

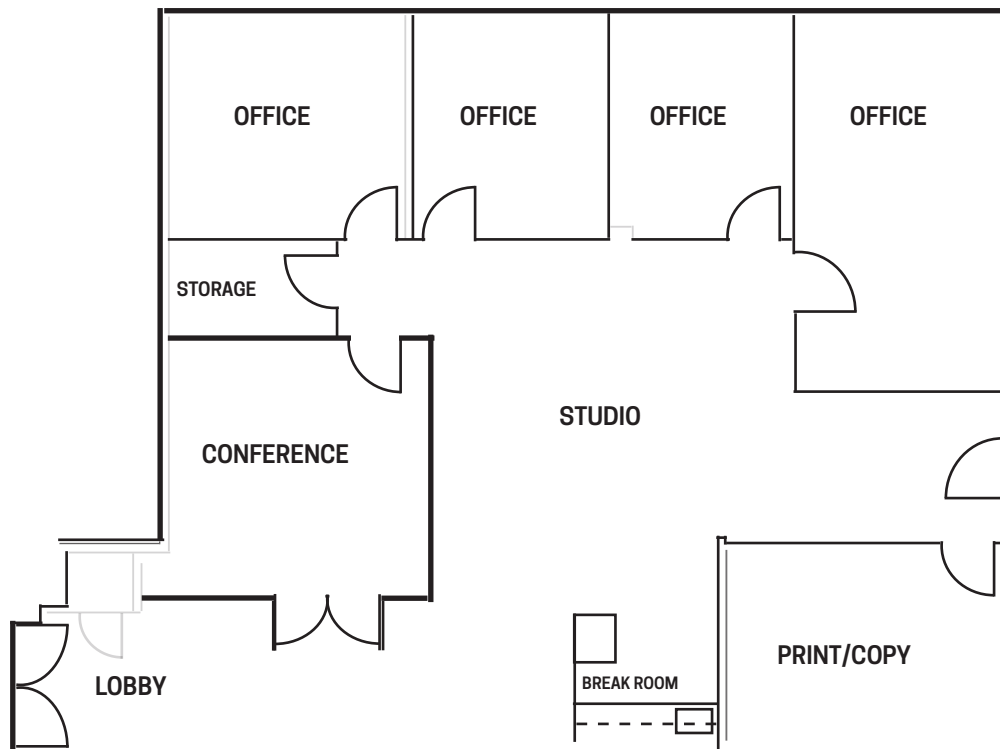
HIGHLIGHTS

Harrell Square is a **well-known and highly visible location**, with a prime signage opportunity along the heavily trafficked Sam Rittenberg Boulevard.

Neighboring national retailers include Panera, FedEx, Target, Costco, PetSmart, Hampton Inn & Suites, Best Buy, Planet Fitness, and Holiday Inn.

Easily accessible from Interstate 526, Highway 17, and Sam Rittenberg Boulevard, the major arteries throughout Charleston.

AVAILABLE SPACE



SUITE 116

SPACE SIZE: 2,315 SF

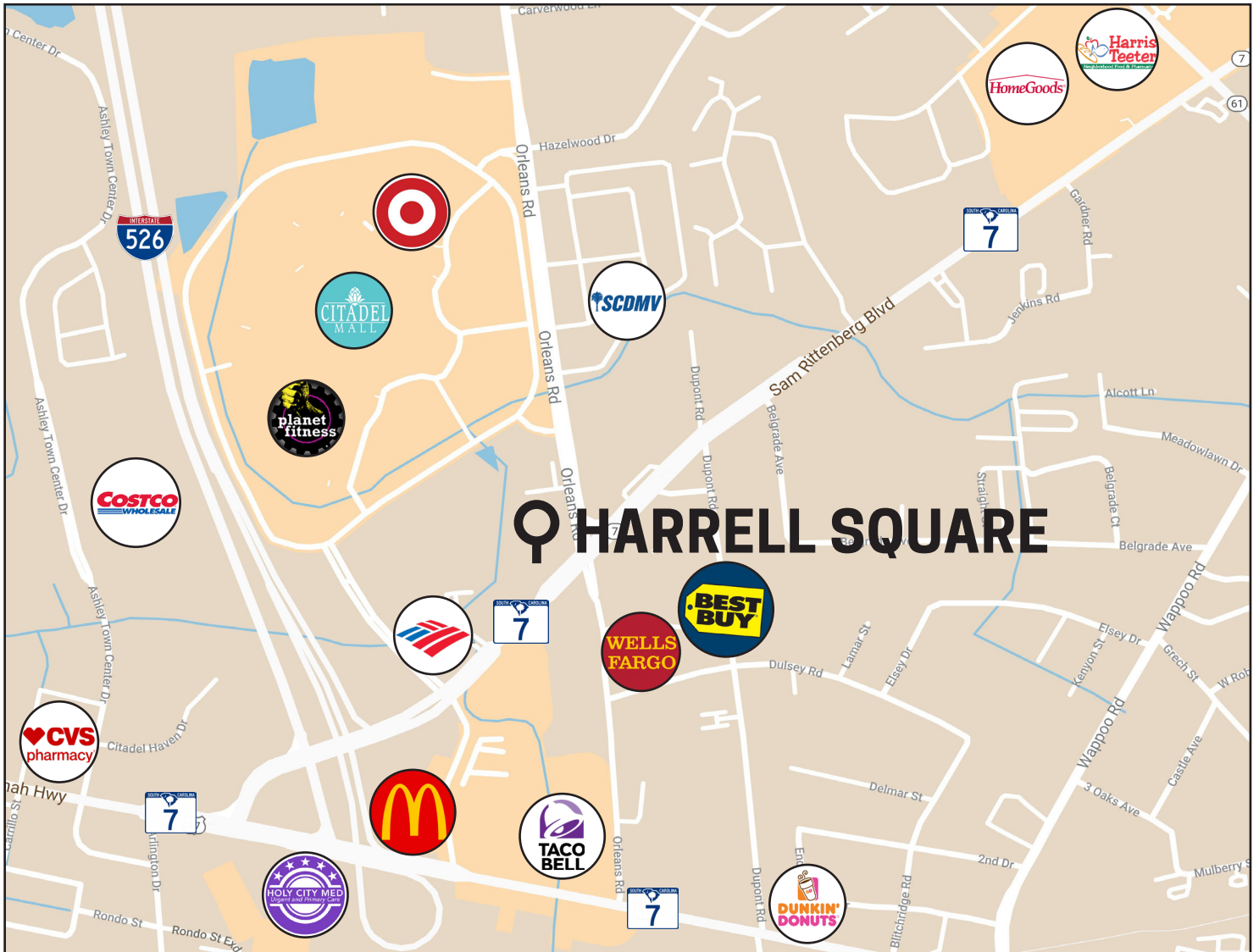
**Does not include electricity or janitorial services*

Floorplan is an estimate and is not drawn to scale

SUITE 116



PRIME LOCATION



Harrell Square is located in the heart of West Ashley, one of Charleston's fastest-growing areas.

This highly-coveted office space is situated at the corner of Sam Rittenberg Boulevard and Orleans Road. Interstate 526 offers quick access to downtown and North Charleston.

This is a high traffic area, and there's no shortage of food, shops, and professional services located conveniently nearby.

YOUR NEIGHBORS



Harrell Square offers office, flex, and retail space. We are proud to host a variety of tenants:

- ☑ H&R BLOCK
- ☑ AMERICAN RED CROSS
- ☑ GAMESTOP
- ☑ CHECK N GO
- ☑ PANERA BREAD
- ☑ HARRELL INSURANCE
- ☑ MIRACLE EAR
- ☑ HARREL LAW FIRM
- ☑ REMAX SOUTHERN SHORES
- ☑ FOCUS MEDS PHARMACY AND WELLNESS

THE CALDWELL COMMERCIAL TEAM



BOB CALDWELL
CCRE PRESIDENT AND SIOR

LICENSED IN SOUTH CAROLINA,
NORTH CAROLINA, AND GEORGIA
ACTIVE SIOR MEMBER SINCE 2008



ROBERT ROWAN
SENIOR PROPERTY MANAGER

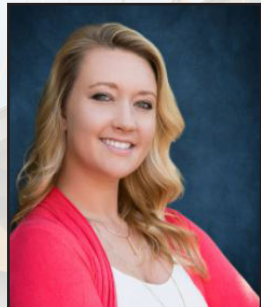
CERTIFIED PROPERTY MANAGER,
LEED ACCREDITED PROFESSIONAL,
ACTIVE SC IREM CHAPTER 72 MEMBER



KACEY GOUGE
TENANT SERVICES COORDINATOR



JOSH STERKEL
PROPERTY MANAGER



LAURA COX
**ACCOUNT
CONTROLLER**



ALEAH WARNER
**MARKETING &
GRAPHIC DESIGN**



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